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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

September 20, 2004

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:35PM
- **Members Present:**
 - Charles Muse
 - Steve Estrada
 - Jim Royle
 - Carmen Lucas
 - Paul Johnson
 - Marge Warner
 - Peggy Lacy
- **Staff Present:**
 - Donna Beddow
 - Gail Wright
 - Glenn Russell
- **Other General Information - None**

B. Conflict of Interest Declaration

None

C. Approval of July 19, 2004 Board Minutes

Steve Estrada moved that the 07/19/2004 minutes be approved with no corrections
2nd by Paul Johnson
Motion carried 7-0.

D. Reports: Donna Beddow, Lynne Christenson: Camp Lockett Meeting - County Parks was asked to participate in a meeting with County of San Diego Department of

Housing and Community Development, Community Development Division, to clarify the restriction on the use of facilities in Camp Lockett Historic District where improvements have been financed by the department's HUD Community Development Block Grant funds. The meeting was held September 15, 2004. Details of this meeting were discussed under Discussion Item 7.

E. Announcements - None

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – Dr. Lynne Christenson, County of San Diego Parks: Invitation by County Parks to an open house September 30, 2004, 4:00 to 7:00pm at the restored Verna House and Heritage Park, Old Town.

B. Presentations - None

ACTION ITEMS

ITEM 3 - HISTORICAL ASSESSMENT OF THE 1502 KETTNER BOULEVARD WAREHOUSE

Applicant: County of San Diego, General Services, represented by Jeff Redlitz

Location: 1502 Kettner Boulevard, San Diego, Ca 92101

Description: Historical assessment of the Kettner Boulevard warehouse was undertaken by Scott A. Moomjian, Historic Property Consultant with the office of Marie Burke Lia, Attorney At Law and who is listed on the County of San Diego's Environmental Consultant list as an approved Historian. Historical research indicates that the 1502 Kettner Boulevard warehouse was designed by an unknown architect as a One-Part Commercial Block building, which is a commercial type of architectural classification. Contractor Dan C. Cartwright built the building in 1947. Since structures that are at least 45 years of age may be considered historically significant under CEQA, the historical evaluation was prepared in accordance with National Register of Historic Places Criteria, the Californian Register of Historic Places Criteria, CEQA Criteria, and San Diego County Significance. The study has determined that the 1502 Kettner Boulevard warehouse is not historically or architecturally significant. Jeff Redlitz, County of San Diego Department of General Services provided additional background on the warehouse and surrounding block, which is owned by the County of San Diego. The project is linked to the County's Waterfront Park project. The historic Star building, adjacent to the warehouse will not be directly affected by the proposed project. General Services is working with the Center City Development Corp. (CCDC) to ensure that the design of the new office and parking structures adhere to the CCDC urban design criteria.

Today's Action: Recommend approval of the conclusions of the Historical Assessment report.

Motion by Charles Muse to recommend approval of the Historic Assessment report
2nd by Peggy Lacy
Motion carried 7-0

ITEM 4 – CLG GRANT

Applicant: County of San Diego, Department of Planning and Land Use (DPLU)

Description: The DPLU is seeking approval of the CLG Grant (\$14,400) that was received and matching funds in the amount of \$15,600.

Today's Action: Recommend approval of the CLG Grant and matching funds.

Motion by Paul Johnson to recommend approval of the CLG Grant and matching funds
2nd by Carmen Lucas
Motion carried 7-0

ITEM 5 –GRANT APPLICATION TO RESTORE THE BANCROFT ROCK HOUSE

Applicant: County Parks, Represented By Historian Dr. Lynne Christenson

Location: Spring Valley

Description: The Bancroft Rock House, currently owned by the County of San Diego, Department of Parks and Recreation (County Parks), was build by Hubert Howe Bancroft, noted California historian. The rock house is on the same grounds as the adobe known as the Bancroft Ranch House, a National Historic Landmark and California State historic site (No. 626). It must be noted that the Bancroft Ranch House is not located on County of San Diego property, as is the Rock House. The Rock House was built between 1888 and 1890 from materials taken from old stone corrals. The restoration proposed consists of a seismic retrofit and restoration, as the Rock House is currently in a state of disrepair and not available to the public. Dr. Lynne Christenson distributed copies of the final grant proposal to the board and staff and discussed additional historical details of the rock house. The dollar amount requested by the grant is \$47,885.00 with proposed in-kind matching funds of \$38,421.00 and cash matching funds of \$10,000. Eric Grant, representing the Jamul/Delzura Community Planning Group, spoke in favor of the recommendation.

Dr. Christenson brought up the fact that an extensive archaeological site is located near the rock house, a site that is thought to be the ancient village of Neti (or Meti). In addition, a fresh-water spring is located nearby, the spring that led to naming the community of Spring Valley. Carmen Lucas inquired about the presence of human remains, and the status of the artifacts collected from the site. Dr. Lynn Gamble, Associate Professor at San Diego State, is leading the program to identify and curate these artifacts and to prepare reports. Human remains were found at the site. A suggestion was made to have Dr. Gamble present her findings to the Board in the near future. Carmen Lucas recommended that Native Americans involved with the Bancroft curation efforts be invited as well.

Today's Action: Recommend a letter in support of the grant proposal to the California Cultural and Historical Endowment (CCHE).

Motion to send a letter in support of the CCHE grant was made by Paul Johnson. Vice-Chairman Charles Muse will sign the letter, since Chairman Jim Royle is involved in this project in another capacity.

2nd by Peggy Lacy

Motion carried 6-0; Jim Royle abstained

DISCUSSION ITEMS

ITEM 6 – OTHER GRANT APPLICATIONS BY COUNTY PARKS

Dr. Lynne Christenson provided to the board and staff copies of the following two proposed grants for information only. They are due in early October and the board would not have time to review and comment.

- CCHE grant application for completion of restoration of Warner's Ranch House and stabilization of the barn.
- IMLS application to conduct a condition assessment on the antiques at Rancho Guajome.

ITEM 7 – CAMP LOCKETT PARKING LOT

County Parks Historian Lynne Christenson received a call from Jose Durado of the County House and Community Development division. He is the project manager for the construction of a parking lot to be used by the Community Center on Sheridan Road. He had heard that this area was going to a park and he wanted to make sure that they didn't do anything contrary to the historic district or the park. The area for the parking lot is a vacant lot currently. Lynne told him about Camp Lockett and that she had been informed that a parking lot was in the plans for this area and that the Community Center and its projects were part of Phase 3. Lynne told him that the area for the parking lot was within the Historic District. Her recommendations to him were as follows:

- He would need approval from the County Historic Sites Board to do this project, since the Historic District is a County designation
- He would need to have any grading monitored by an archaeologist. The area has been surveyed for archaeological features and those resources that are missing have been mapped

Dr. Christenson was looking for addition suggestions from the HSB. The consensus was that the HSB would like to be kept informed about the progress of the project, and Carmen requested that an archaeological monitor be on hand for any grading.

ITEM 8 – ELIMINATION OF STATE HISTORICAL RESOURCES COMMISSION

The recently issued California Performance Review (CPR) report prepared for Gov. Schwarzenegger includes a recommendation to eliminate the State Historical Resources Commission even though the National Historic Preservation Act of 1966 as amended in 2000 requires a qualified state commission. If this Commission is

eliminated, it also basically eliminates the Office of Historic Preservation, which will eliminate several programs. It costs the State \$17,000 to support the Commission each year, in return OHP receives federal funding (\$1.2 Million last year).

Should the Historic Site Board send a letter of opposition to the proposal? Note: Comments by Glenn Russell representing the County of San Diego are attached.

Motion by Paul Johnson to authorize HSB Chairman Jim Royle to send a letter in support of the retention of the State Historical Resources Commission.

2nd by Peggy Lacy

Motion carried 7-0

ITEM 9 – REVIEW OF NOMINATIONS FOR THE NATIONAL REGISTER

A document is attached that requests the review of the nomination of the Holzwasser/Walker Scott Department & Owl Drug building (within the City of San Diego) for the National Register of Historic Places. Comments are welcomed up to 15 days before the November 5, 2004 meeting of the State Historical Resources Commission to consider this item. There is adequate time to review and comment on the nomination at the October 18th meeting if the Board decides to do so. The board should discuss whether or not to routinely review such nominations within the County of San Diego.

Situations for the HSB review of nominations for the National Register:

- Project is located in an unincorporated area of the County.
- Project is located within a city that is not a CLG
- Project is located within a city that is a CLG (as is the Holzwasser Building)

The question considered by the board was whether or not the nomination should reviewed and commented on?

The consensus of the board was that the Nomination would be reviewed and the discussion continued at the October meeting.

OTHER

ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, October 18, 2004
- Consideration of the Glen and Constance Tomlinson Residence for designation and Mills Act
- Review Nomination for National Register of the Holzwasser/Walker Scott Department Store & Owl Drug building in the City of San Diego
- Guideline review
- Native American Monitors: At present, the County does not have an official position on the use of Native American monitors on County projects.

ITEM 6 – ADJOURNMENT

8:15 P.M.

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

October 18, 2004

Vice Chairman, Charles Muse

October 18, 2004
